United States Department of the Interior
National Park Service

National Register of Historic Places
Multiple Property Documentation Form

This form is for use in documenting multiple property groups relating to one or several historic contexts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. For additional space use continuation sheets (Form 10-900a). Type all entries.

___X___ New Submission   _____ Amended Submission

A. Name of Multiple Property Listing

Historic and Architectural Resources of Grantsville, Utah: 1850-1955

B. Associated Historic Contexts
(Name each associated historic context, identifying them, geographical area, and chronological period for each.)

Settlement Period, 1850 – 1867

Mormon Agricultural Village Period, 1867 -- 1905

Impact of Technology and Transportation Period, 1905 -- 1930

Economic Diversification Period, 1930-1955

C. Form Prepared by

name/title ___Alan Barnett & Korral Broschinsky_____

organization ___Grantsville Historical Commission_____date September 15, 2005___

street & number ___725 West 200 North_____ telephone___(801) 359-5737_____

city or town __Salt Lake City_____ state __UT_____ zip code ___84116_____

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

___See continuation sheet

_____   _____
Signature of certifying official   Date

___Utah Division of State History, Office of Historic Preservation_____
State or Federal agency and bureau

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

_____   _____
Signature of the Keeper of the National Register   Date

Table of Contents for Written Narrative
Provide the following information on continuation sheets. Cite the letter and the title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in How to Complete the Multiple Property Documentation Form (National Register Bulletin 16B). Fill in page numbers for each section in the space below.

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E. STATEMENT OF HISTORIC CONTEXTS

Settlement Period, 1850 – 1867

The first permanent settlers reached the site of present-day Grantsville on 10 October 1850. These settlers were members of the Church of Jesus Christ of Latter-day Saints, or Mormons. The area had prior to that time provided camping sites for local nomadic Native American bands. Mormon cattle herders had also camped in the area as early as 1848. Nevertheless, when James McBride and Harrison Severe came with a total of 8 family members in 1850, they came with the intent of establishing a permanent home. They settled near a creek and the tiny community became known as Willow Creek.

Conflict soon arose between the new settlers and the local Indians. In the spring of 1851 Indians took settlers' cattle and the Mormon settlers felt threatened enough to leave their settlement for the shelter of Pine Canyon to the east of Willow Creek. When they returned to the settlement in December 1851 they brought five other families to help bolster their numbers. The families built a wooden stockade, but conflict with Indians continued. In 1852 a town site was surveyed and in 1853 the name of the community was officially changed to Grantsville, in honor of George D. Grant, who had led a company of the territorial militia in protecting the community from Indians.[1] In the fall of that year the settlers began planning to build a fort and moved their homes close together for that purpose. The fort wall was finally constructed the following year of mud, adobe, and stone. The fort was centered around the present-day intersection of Cooley and Clark Streets. The walls enclosed a collection of log houses in an area of 30 square rods.[2] Conflict with Indians apparently subsided, because the fort was soon abandoned and homes built elsewhere in the town.

Nevertheless, the town's survival remained tenuous. In 1855 and 1856 drought and grasshoppers destroyed crops and food was scarce.[3] In the spring of 1858, during the Utah War, most residents abandoned the town and moved south to Utah County. Settlement of the conflict that summer allowed the refugees to return to Grantsville. As part of the agreement ending the conflict, federal troops set up Camp Floyd on the west side of Utah Lake, south over the mountains from Grantsville. This army camp provided a new market for Grantsville's agricultural products.[4] According to the 1870 census enumeration, the majority of men were farmers, but six also specialized in sheep, stock and dairy cattle. There was one lumberman and two blacksmiths.   The 1860 census lists five builders in the area. There were four carpenters: William M Allred, Reed Barrus, Daniel M. Burbanks, Wilford Hudson; and one master mason: Reddin A. Allred.

In 1864 a post office was established at Grantsville, an indication of the increased stability and permanence of the community.   Up until 1867, local Mormon Church leaders acted as de facto civic leaders[5]. The incorporation of Grantsville that year created a separate, though closely linked, municipal authority. The establishment of a civil government marked a milestone in the development of the community.

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[1] Alma A. Gardiner, "The Founding and Development of Grantsville, Utah, 1850 – 1950" (M. S. thesis, Brigham Young University, 1959), 22 – 23.
[2] Ibid., 30.
[3] Ibid., 41 – 42.
[4] Ibid., 49.
[5] Ouida Blanthorn, A History of Tooele County (Salt Lake City: Utah State Historical Society and Tooele County Commission, 1998), 333.

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Historic and Architectural Resources of Grantsville, Utah: 1850-1955

Grantsville, Tooele County, Utah

The structures erected in Grantsville in the early part of this settlement period were primarily log buildings. These buildings were seen as temporary structures to provide shelter until more substantial buildings could be erected. These simple log buildings included various houses, agricultural buildings, and a community hall built in the fort area and used as a schoolhouse, meetinghouse, and social hall. Log homes could be relocated, as was done in 1853 when a number of houses were moved to a central site in order to surround them in the fort. One early log house is preserved as part of a museum surrounding the historic Adobe Schoolhouse and Meetinghouse.[6]

By the late 1850s adobe had become a common building material in Grantsville. Many adobe buildings were regarded as permanent structures. In 1861 a new adobe combination schoolhouse, meetinghouse, and social hall was built on the southwest corner of Cooley and Clark Streets. This building served the community as a school for many years, and in 1894 began functioning as city hall. The building was listed on the National Register in 1995. Numerous one, one-and-a-half, and two story houses were built in the 1850s and 1860s. In 1866 a new adobe meetinghouse was completed. This building served as a meetinghouse for the local Latter-day Saint congregation into the 1980s and was listed on the National Register in 1982.

Mormon Agricultural Village Period, 1867 – 1905

Throughout the 19th century the economy of Grantville was overwhelmingly agricultural. Located at the southern end of the Great Salt Lake and near the eastern edge of a salt desert, the Grantsville area had limited water resources and a finite amount of arable land. Nevertheless, farming was the primary occupation of the town's residents. In addition land in the area not suitable for farming proved useful as grazing acreage for cattle and especially sheep. In time Grantsville became a sheep shearing center[7] and in 1868 the Grantsville Woolen Factory was constructed a few miles east of town. While the factory did not last long, the livestock industry continued to be important in the local economy.

By 1870, the population of Grantsville had reached an estimated 1100 individuals, a figure slightly larger than the 1000 residents of Tooele City, the county seat.[8] According to the 1870 census, which recorded dwelling numbers, there were 131 homes in the area. With this larger population, developing supporting institutions for the agricultural base became a focus for the community. During the last decades of the 19th century a number of businesses were established and business building were erected that would serve as the commercial core of the town through much of the 20th century. In 1869 the Grantsville Co-operative was established under Church direction. During this period a number of commercial buildings were constructed in town and a small business district developed along Main Street.

Harrison Severe built a social hall designed primarily for dramatic productions. After this building burned in 1871, a larger adobe building was constructed that served as a social hall for a variety of community functions. In 1900 an elaborate Opera House was completed. It included an elaborate theater with box seats and carved decoration covered with gilding. The basement housed a dance floor. Later the building was adapted to show motion pictures. These various buildings were at the heart of social life in Grantsville for many years. In 1884 the first Old Folks Sociable took place in the Meetinghouse. Over the years this event became an established annual

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[6] Ibid., 347.

[7] Gardiner, 389.

[8] Edward L. Sloan, Gazeteer of Utah and Salt Lake City Directory (Salt Lake City: Salt Lake Herald Publishing Co., 1874), 91.

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tradition in the town. Today this social event remains one of the most important community traditions in Grantsville.

The original town site and subsequent development differed from the typical Mormon town plat. The city developed more linearly along Main and Clark Street. Along and between the two streets were located most of the important commercial and institutional buildings, as well as most of the oldest and largest homes. South of Main Street were a cluster of smaller blocks. Along the north side of Clark Street were a number of larger farmsteads, although agricultural fields and pasture land was located on all four sides of the city.

One of the most important concerns for citizens of Grantsville was the need to educate their children. While schools had been a part of the community since its early days, the first formal establishment of a school district with governing officers responsible for education in Grantsville came with a city ordinance passed in 1870. Not long after construction of the "Adobe School House" in 1861, a second log school, the "Block School House", was built to accommodate students on the east side of town. After municipal incorporation, city leaders had an adobe city hall built, but after considerable effort, found themselves unable to raise the funds to pay for it. In 1885 the city sold the hall to the school district for use as a school to accommodate the growing school population in the community.

Local Mormon Church leaders decided to establish a church academy similar to those in many other Mormon communities. These academies provided high school level education for those who wished to continue on beyond what was offered in the public schools. Construction began on the Grantsville Academy at the corner of Main and Center Streets in 1887. The two-story building had a stone basement and adobe walls and was completed in 1892. While the religious academy never opened its doors, Church leaders sold the building to the school district, which always seemed to be looking to expand and improve its facilities. In addition to being a school, the building housed many community functions over the years, including providing space for city council meetings. Eventually the building became home for the first public high school in Grantsville.

While Grantsville was founded by Mormon settlers and Mormonism is a dominant force up to the present time, it is important to note that the latter part of the 19th century brought some counter-cultural forces to Grantsville. Polygamy had been an official part of Mormon teachings since 1852. In the late 1860s Congress began taken action to discourage the practice. Pressure on the Mormons reached its peak in the 1880s, when polygamist men often went into hiding to avoid arrest by federal marshals. While Grantsville was a relatively remote town, it was not immune from federal pressure and the 1880s were a time of tension for the Mormon inhabitants of Grantsville.

In 1884 a Methodist Episcopal mission school was established in Grantsville. Two years later a Methodist church building was erected.[9] This provided Grantsville residents at least one alternative to Mormonism and the Mormon dominated public schools. These non-Mormon religious endeavors were aimed at converting Mormons to a more traditional Protestant belief system and were funded primarily by missionary organizations in the Eastern States. Following the official end of polygamy in Utah in 1890, the zeal for reclaiming the Mormons subsided and funding began to dry up. In 1899 the Methodist church and school in Grantsville closed. No other denomination would have an official presence in the community for the rest of the historic period.[10]

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[9] Gardiner, 184-185.
[10] Ibid., 189.

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Historic and Architectural Resources of Grantsville, Utah: 1850-1955

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In addition to the presence of the Methodists in town, other events in this period suggest that there were others in Grantsville who did not adhere to everything Mormon leaders taught. The sale of liquor became the topic of a recurring debate. City officials discouraged the sale by making liquor licenses prohibitively expensive, but unlicensed sale of alcohol circumvented the law. A short-lived saloon and pool hall opened in 1890. A more permanent saloon began operating in 1901. A city referendum made Grantsville a "dry" town in 1911, but bootlegging and illegal sale of liquor continued.[11] An extreme case of dissent was Hannah Brightmore, who ran a brothel and sold liquor out of her home on Clark Street.[12]

By 1900 Grantsville's population stood at 1058,[13] a figure close to the estimated population in 1870. The town's economy was still agriculturally based, and with a limited water supply a fixed amount of arable land, and no other significant industries, there had been no stimulus for growth. As children reached adulthood they often left Grantsville to find opportunities elsewhere.[14] Nevertheless, Grantsville had developed into a more mature, permanent, and slightly more diverse community.

Early in the Mormon Agricultural Village Period adobe was the building material of choice. By the 1880s fired brick became the most common material for new buildings. Many homes from this period, including some large, elaborate Victorian examples, survive to the present. This is also the period when a number of substantial commercial buildings were built and small commercial district took shape along Main Street. The census enumerations for the period include a large number of men in the building trades. The carpenters included members of several families, including the Rupp, Barrus, and Averette families; and individuals such as Swen Erickson, Eugen Sabin, Alma Williams, Charles Lindstrom, and Royal Palmer. Frederick Linberg and Joseph Abercombe were brick masons. Charles Parkinson and Thomas Jennings specialized in painting and plastering respectively. Charles Z. Shaffer, a carpenter and contractor, design and built elaborate Victorian Eclectic homes for some of Grantsville's most prosperous residents. James Jensen, a stone and brick mason, built Johnson Hall and other commercial buildings along Main Street.

This period saw the formal creation and development of municipal government in Grantsville. Educational institutions became an important focus in the community and expanded during this period. Social life and recreational opportunities developed in a way not possible in the early settlement years. Many of these developments occurred because of the tremendous wealth generated by several prominent families in the sheep and cattle industries. Between the 1870 and 1900 census records, Grantsville saw a ten-fold increase in the number of stockmen. Several others had interest in mining companies, but these ventures were not as successful. Several mercantile businesses were established during this period. By 1900, the census records more urban occupations, such as doctor, milliner and photographer, preparing the town for the 20th century.

Impact of Technology and Transportation, 1905 – 1930

While Grantsville had seen some significant internal development, at the beginning of the 20th century it remained a relatively isolated community. Early on, a wagon trip to Salt Lake City had taken several days. In 1875 the Utah Western Railroad reached Tooele City, but the railroad never came to Grantsville. There was no

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[11] Ibid., 220.
[12] Ibid., 216.
[13] Allan Kent Powell, ed, <u>Utah History Encyclopedia</u> (Salt Lake City, Utah: University of Utah Press, 1994), 435.
[14] Blanthorn, 231.

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telegraph connection to Grantsville, but telephone service was connected to a couple of businesses in town in 1892.[15] Technology made an important impact on Grantsville in the first decades of the 20th century. In 1905 the Clark Electric Power Co. first made electricity available. In 1906 the first automobile came to Grantsville, driven by a visitor from Salt Lake City. By 1913 automobiles had become common enough to warrant the passage of a city ordinance governing their use in the city.[16] That same year construction began on the section of the Lincoln Highway that would run through Grantsville.[17] This meant that the town lay along the main cross-continental automobile highway in the nation. The presence of the Lincoln Highway reinforced the development of Grantsville as a linear village. In 1915 a limo service began providing daily passenger transport to Salt Lake City and back. This transportation link is indicative of how the automobile would reduce Grantsville's isolation. In the attempt to modernize the town, the city undertook to install paved sidewalks throughout much of the city between 1917 and 1923.

In 1916, during World War I, a potash plant was built a few miles from Grantsville. In 1918 a salt refining operation was added to the plant. Potash production did not continue long, but the salt mining continued into the 1930s, providing employment for Grantsville residents. Beginning in the 1890s there was interest among some Grantsville residents in mining local natural resources. In addition to the salt mining that eventually developed, local mining companies established claims in nearby canyons, but these mining ventures met with little success.[18] Likewise, many had hopes of finding oil in the area and a number of failed attempts at oil drilling were made during the first half of the 20th century.

Economic Diversification, 1930-1955

In 1930 the population of Grantsville stood at 1201.[19] Despite some efforts to develop mining of natural resources, the economy of the community remained solidly agricultural. Grantsville was not immune to the impact of the deepening Great Depression. In December 1931 runs on the Grantsville Deseret Bank, established in 1910, forced the town's only bank to close its doors.[20]

During the 1930s federal works projects provided some limited relief. Over-grazing was noted in the Grantsville as early as 1879.[21] Dust storms plagued the town periodically from its earliest days. In the 1930s the storms had became increasingly intense and in 1935 a choking dust storm killed animals. The area southeast of Grantsville became known as the "Grantsville Dust Bowl."[22] In 1938 the federal government stepped in to remedy what had become a real health hazard for the community. A re-vegitation program reestablished plant life in the area outside of town where the dust originated. Livestock grazing was also curtailed in order to prevent a recurrence of the problem.[23]

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[15] Gardiner, 287 – 288.
[16] Ibid., 258.
[17] Ibid., 328 – 329.
[18] Ibid., 406.
[19] Powell, 435.
[20] Gardiner, 415.
[21] Blanthorn, 232.
[22] Ibid., 234.
[23] Gardiner, 318-326.

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During the 1930s other federal projects provided improvements in the community and at least temporary employment for some residents. Among the projects undertaken were road repairs, work in local canyons, improvements to the elementary and high school grounds, and an important culinary water project.

In this agricultural-based community, water had always been essential to community survival. Residents and farmers in the west and south sections of town relied on the water from Willow Creek, while those on the east and north sides relied primarily on artesian wells to provide water. In the 1930s wells began failing and water quality declined significantly.[24] In order to improve the water situation, the WPA undertook a project to pipe water from Davenport Creek to Willow Creek and then on into the city.[25] Not only did this project provide additional water from Davenport Creek, but the pipe also increased the water supply by reducing the amount of water normally absorbed into the ground along the natural creek bed. This project solved the water problems in the community and thus made further growth of the town possible.

Federal involvement in Grantsville in the 1930s was only a prelude to a greater role government would play in the local economy. In the early years of World War II the Tooele Ordinance Depot was established a few miles north of Grantsville. This military installation brought an influx of new workers to the area and created a housing shortage. Many buildings in Grantsville were converted into rentals to accommodate the increased population.[26] After the war Tooele Army Depot, as it became known, continued operation and became an essential part of the local economy. In 1940 the population of Grantsville was 1242, only a handful more than the count in 1930. By 1960 the population had grown to 2166, due in large part to the jobs provided by military installations in the area. Although agriculture remained important in the community, government jobs offered important alternatives and helped diversify the economy of Grantsville.

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[24] Ibid., 276.
[25] Ibid., 284 – 285.
[26] Ibid., 311.

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F. ASSOCIATED PROPERTY TYPES

I.   Name of Property Type: Dwellings

II.   Description:

Settlement Period, 1850 – 1867
          The earliest buildings in Grantsville were typically constructed of logs. Such buildings could be erected fairly quickly and provide tolerable shelter. Because they were built to be as simple and efficient as possible, they would have been relatively small and typically rectangular in shape. Because they were small and relatively crude, these buildings were replaced as the community grew. It is likely that many of these simple buildings were converted to outbuildings or agricultural structures. Although a handful of log structures survive in Grantsville, only one has been identified as dating from the Settlement Period. By the 1860s adobe became the primary material for more permanent homes. These homes were larger than their log predecessors, but were still simple and rectangular in their plan. They could be one, one-and-a-half, or two stories tall. Houses were based on a symmetrical Classical Revival ideal, but were usually relatively simple vernacular versions of this ideal. A number of these adobe houses survive today. In almost every case the adobe has at some time been covered with some veneer material. Most typically this was done with stucco, but in the late 20th century adobe buildings may have been clad in siding of cement/asbestos, aluminum, or vinyl. Some adobe houses have been added to or even buried under later additions. Nevertheless, a number of good period examples remain fairly intact.

Mormon Agricultural Village Period, 1867 – 1905
          Vernacular adobe dwellings with classical symmetry and elements continued to be popular in Grantsville through the 1870s. By the 1880s fired brick became available, and Picturesque and Victorian styles became common. Italianate details can be seen on some homes, the best example of that style being the John T. Rich House at 275 West Clark Street, which is listed on the National Register. The Queen Anne Style became popular by the 1890s and can be seen in simple as well as relatively elaborate derivatives. The most prominent Queen Anne Style house in town is the Johnson House at 5 West Main Street, also listed on the National Register. Many variations of Victorian Eclectic style were built up until the 1910s. After the symmetrical Classical Revival Style plans fell out of favor, a variety of asymmetrical plans became common, including cross wing, side-passage, and central block plans.

Impact of Technology and Transportation, 1905 – 1930
          As in other Utah towns, in the 1910s the bungalow became the most popular house type in Grantsville. While bungalows often exhibited Arts and Crafts or Prairie Style influence most in Grantsville were more generic in their styling. Brick was the preferred material, but frame bungalows were built as well. Bungalows remained popular into the 1920s. In the late '20s Period Revival cottages had become the dominant new house type in many Utah communities, but in Grantsville only a few examples of such cottages survive today. This can be explained in part by information gathered in a Reconnaissance Level Survey made in 1987. Statistics of surviving buildings from the historic period suggest that building construction may have peaked in Grantsville around the turn of the 20th century and then declined steadily for several decades after. This would be consistent with the fact that Grantsville saw very little population growth between 1900 and 1940. Evidence also suggests that economic conditions were on the decline, because many of the homes built in the 1920s and '30s are simple, small, and without definable style.

Economic Diversification, 1930-1955

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As the Great Depression set in construction of homes continued to decline. The late 1930s saw a few transitional cottages that exhibit some Period Revival and some World War II Era characteristics. The war brought housing construction to a near standstill and a housing shortage developed in Grantsville as workers for the Tooele Ordinance Depot moved into the area. The period following the war saw housing construction renewed. Some houses built in the post-war period show Minimal Traditional styling and in the 1950s Ranch Style characteristics became part of the building vocabulary. It seems that throughout the historic part of the 20th century housing in Grantsville tended to be simpler and more vernacular than that seen in some of the larger communities in Utah. This is likely due to the fact that growth in Grantsville was relatively slow, it was a fairly remote town, and its residents likely did not enjoy the prosperity seen in some communities in the state.

III.   Significance:

Settlement Period, 1850 – 1867
Dwellings from the Settlement Period could potentially be considered significant under Criterion A, B, or C. Criterion A would apply to dwellings that exhibit important trends in the establishment of Grantsville. Homes of individuals who played an important role in the early development of the community could be considered significant under Criterion B, provided that a basic level of historic integrity is still present. Some properties could qualify as architecturally significant in the community under criterion C as examples of a particular plan type, style, or method of construction. Because extant residences from this period are relatively rare, greater allowance can be made for alterations than is made for buildings from later periods. Preservation of interior detailing, as well as historic outbuildings associated with a dwelling would increase the significance of the property.

Mormon Agricultural Village Period, 1867 -- 1905
The same Criteria that may apply to Settlement Period dwellings could be applied to Mormon Agricultural Village Period houses. Houses associated with such themes as polygamy, non-Mormon influence, and the development of civic and social life could be significant under Criterion A. Homes of prominent community members could qualify under Criterion B. Because this period produced a wide variety of styles and plan types in Grantsville, many houses may qualify as outstanding architectural examples in the city. Likewise because houses from this period are relatively numerous, the standard of historic integrity should be higher than for those built in the earlier period.

Impact of Technology and Transportation, 1905 – 1930
In order for buildings from this period to qualify for listing, they should exhibit a good level of historic integrity. The most common building type from the period is the bungalow, but a few Period Revival cottages survive. While the number of homes built during this period was not large, there are enough well-preserved examples that could qualify under a relatively high standard for integrity. It is also important that simpler vernacular homes from this period be considered for listing because such buildings make up an important segment of the homes from this period. A building from this period could qualify under Criterion A, B, or C, but Criterion B should be applied only in rare cases.

Economic Diversification, 1930-1955
As with dwellings from the previous period, homes from this period are recent enough that in-tact examples exist and the standard for historic integrity should be high. Houses that exhibit historic trends, such as the impact of World War II and the defense industry, could qualify for listing under Criterion A, while well-preserved examples of particular plan types or styles would qualify under Criterion C. As with houses from the previous period, Criterion B could be applied, but should be done only in rare cases.

IV.   Registration Requirements

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In order for a dwelling to be eligible for the National Register under the Grantsville MPS, it must meet the following criteria:

A.   The dwelling must have been built between 1850 and 1955. It must be connected to the history and development of Grantsville.

B.   The building must retain sufficient integrity to reflect the era in which it was constructed or the period in which it is deemed significant. Alterations or additions over time may be significant in reflecting the development stages in the community and such significance may be taken into account when evaluating the integrity of a building. Buildings from the Settlement Period are relatively scarce and may survive as outbuildings, or incorporated into later buildings. Because of this scarcity, standards of integrity may be applied somewhat more leniently to these early dwellings. Log houses that may have survived to the present have likely been moved and converted to outbuildings. Because of the scarcity of such buildings, and the fact that log buildings were often moved in the early period, such relocation and change of use should not be considered detrimental to the integrity of a log building if it was relocated in the historic period or to a compatible site in more recent years.

C.   In general, the public view or the portion of a building visible from the street will be the part of the building evaluated in order to determine its historic integrity. The primary or front façade will be evaluated most critically. The sides of a building will be secondary in importance. Changes to the rear of the building may be less critical, depending on size, detail, and overall impact, in evaluating historic integrity, as long as such changes are not prominent when viewed from the street.

D.   Preservation of the historic form and massing of a building will be considered the most important element when evaluating its historic integrity. Later or non-historic additions will be acceptable if the form of the original portion is still evident and primary to the overall appearance of the building.

E.   Historic window and door openings must be apparent. Windows or doors that have been replaced will be acceptable if the original opening is still maintained. Partial modification of window openings may be acceptable if the original openings are still readable and the wall to opening ratio is maintained. Alterations to the fenestration of the façade (or primary elevation) will be given more consideration, than modifications to the second elevations.

F.   Historic materials should be preserved, but in some cases their may be exceptions. Non-historic roofing is to be expected on many older homes and is acceptable as long as the roofline is not significantly altered. Paint covering previously unpainted surfaces, such as brick, will be acceptable. In the case of adobe houses, it is common that the adobe has at some point been covered over. Historically stucco would have been the preferred veneer. More recently, cement/asbestos, aluminum, and vinyl siding have been applied to adobe houses. Because of the rarity of such houses and the susceptibility of adobe to deterioration, siding over the adobe may be considered acceptable as long as other important elements of the building's exterior retain historic character or elements. The covering or removal of some architectural detailing is acceptable as long as the overall sense of the building style is still apparent.

G.   Because porches are often subject to deterioration and replacement, an altered or replaced porch will meet the requirements for historic integrity as long as the porch is congruent in placement and size with the original porch and does not contrast too sharply with the historic character of the house. Replacement porches constructed within the historic period are acceptable.

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H.   Easily removable non-historic features on a house, such as awnings or shutters, will not preclude listing the building under the Grantsville MPS.

I.   A building may be listed under Criterion C if it is a good example of the work of a particular local builder or craftsman. Criterion C may also be applied to buildings that are good examples of a particular style or building type. The determination of which houses may qualify as good examples will be determined not within a statewide or national context, but within the local context of Grantsville.

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I.   **Name of Property Type:** Commercial and Institutional Buildings

II.   **Description:**

   Because Grantsville has always been a relatively small town, commercial and institutional buildings are not numerous in the community. The Adobe Schoolhouse and Meetinghouse and the Grantsville First Ward Meetinghouse are two early institutional buildings that have been previously listed on the National Register. While other institutional buildings, including churches, schools, and social halls, were built over the years in Grantsville, only a few dating from later periods are left. A number of historic commercial buildings still survive, primarily on Main Street. No commercial buildings from the Settlement Period are known to exist, although businesses may have functioned out of some residences in the period. Most of the extant historic commercial buildings in town were constructed between 1890 and 1930, in the Mormon Agricultural Village period and the Impact of Transportation and Technology Period. A few post-1930 historic commercial buildings survive as well. Commercial buildings are typically some type of commercial block, usually one-story, but sometimes two-story as well. A good handful of these structures retain much of their historic integrity and would be eligible for listing under the Grantsville MPS.

III.   **Significance:**

   While historic commercial and institutional buildings in Grantsville could conceivably qualify as significant under Criterion B, it is most likely that such buildings would qualify under Criterion A, due to their importance in the development such things as education, commerce, and social life in Grantsville. It is possible that a few buildings could qualify under Criterion C, as good examples of a particular style or building type.

IV.   **Registration Requirements**

     In order for a commercial or institutional building to be eligible for the National Register under the Grantsville MPS, it must meet the following criteria:

A.   The building must have been built between 1850 and 1955. It must be connected to the history and
          development of Grantsville.

B.   The building must retain sufficient integrity to reflect the era in which it was constructed or the period in
          which it is deemed significant. Alterations or additions over time may be significant in reflecting the
          development stages in the community and such significance may be taken into account when evaluating
          the integrity of a building.

C.   In general, the public view or the portion of a building visible from the street will be the part of the building
          evaluated in order to determine its historic integrity. The primary or front façade will be evaluated most
          critically. The sides of a building will be secondary in importance. Changes to the rear of the building
          need not be considered in evaluating historic integrity, as long as such changes are not prominent when
          viewed from the street.

D.   Preservation of the historic form and massing of a building will be considered the most important element
          when evaluating its historic integrity. Later or non-historic additions will be acceptable if the form of the
          original portion is still evident and primary to the overall appearance of the building.

E.   Historic window and door openings must be apparent. Windows or doors that have been replaced will be
          acceptable if the original opening is still maintained. Partial modification of window openings may be

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acceptable if the original openings are still readable and the wall to opening ratio is maintained. Because it is rare to find older commercial buildings in which street-level display windows have not been replaced, some allowance will be made for remodeling of the street-level façades, especially in the case of two-story commercial buildings. Storefront remodeling, which occurred within the historic period, may be acceptable as part of the architectural evolution of the building. Modifications dating from outside the historic period will be evaluated on an individual basis.

F.   Historic materials should be preserved, but in some cases there may be exceptions. Paint covering previously unpainted surfaces, such as brick, will be acceptable. The covering or removal of some architectural detailing is acceptable as long as the overall sense of the building style is still apparent.

G.   Easily removable non-historic features on a building, such as awnings, will not preclude listing the building under the Grantsville MPS.

H.   A building may be listed under Criterion C if it is a good example of the work of a particular local builder or craftsman. Criterion C may also be applied to buildings that are good examples of a particular style or building type. The determination of which houses may qualify as good examples will be determined not within a statewide or national context, but within the local context of Grantsville.

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I.   Name of Property Type: Agricultural Outbuildings and Cultural Landscape Features

II.   Description:

    Grantsville has numerous historic outbuildings and agricultural buildings. The majority of these are built of wood, but materials may include logs, wood siding, adobe, concrete, brick, and concrete block. These buildings include a wide variety of types, such as garages, barns, granaries, silos, sheds, and chicken coops. Man-made landscape features may include canals and ditches, head gates, and fences. Generally these features will only be eligible if they are associated with a larger complex or system.

III.   Significance:

    Outbuildings and agricultural buildings are most likely to be significant under Criterion A. Those that are in their original location and are associated with a historic residence or complex of structures will have greater significance. Because it was common historic practice to relocate outbuildings, those that have been moved may still be eligible, especially if the relocation took place in the historic period. Cultural landscape features would also be eligible under Criterion A and should exhibit good historic integrity and a definable relationship to historic buildings or other landscape features.

IV.   Registration Requirements

        In order for an outbuilding, agricultural structure, or cultural landscape element to be eligible for the National Register under the Grantsville MPS, it must meet the following criteria:

A.   The structure or feature must have been erected between 1850 and 1955. It must be connected to the
          history and development of Grantsville.

B.   The structure or feature must retain sufficient integrity to reflect the era in which it was constructed or the
          period in which it is deemed significant. Alterations or additions over time may be significant in reflecting
          the development stages in the community and such significance may be taken into account when
          evaluating its integrity. Structures and features from the Settlement Period are relatively scarce and,
          consequently, standards of integrity may be applied somewhat more leniently to these early structures.
          Log houses that may have survived to the present have likely been moved and converted to outbuildings.
          Because of the scarcity of such buildings, and the fact that log buildings were often moved in the early
          period, such relocation and change of use should not be considered detrimental to the integrity of a log
          building.

C.   Preservation of the historic form and massing of a structure or feature will be considered the most
          important element when evaluating its historic integrity. Later or non-historic additions will be acceptable
          if the form of the original portion is still evident and primary to the overall appearance of the structure or
          feature.

E.   Historic window and door openings that represent the original use of a building must be apparent.
          Windows or doors that have been replaced will be acceptable if the original opening is still maintained.
          Changes to outbuildings should be compatible with the historic use of the structure.

F.   Historic materials should be preserved, but some in some exceptions will be allowed. Newer materials
          may be part of the structure if they replicate the appearance of the historic materials, previously unpainted

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surfaces may be painted, and new roofing will be acceptable as long as the roofline is not significantly altered.

I.   Because outbuildings, agricultural structures, and cultural landscape features typically lack architectural style, methods of construction will often be a defining characteristic and evidence of such methods should not be removed, replaced or covered over by non-historic materials. A structure may be eligible under Criterion C if it is a good example of a particular building type or construction method. The determination of which structures may qualify as good examples will be determined not within a statewide or national context, but within the local context of Grantsville.

J.   In general, only prominent and substantial outbuildings, such as barns, may be nominated individually. In most cases, groups of contributing outbuildings and/or cultural landscape features may be nominated collectively. Outbuilding groups do not have to be associated with a contributing dwelling to be considered.

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G. GEOGRAPHICAL DATA

　　　　The geographical area covered by this Multiple Property Nomination is the area encompassed by the city limits of Grantsville City, Utah.

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H. SUMMARY OF IDENTIFICATION AND EVALUATION METHODS

Much of the information used to compile this multiple property nomination came from a Reconnaissance Level Survey conducted for Grantsville in 1987. Because the data from the survey was somewhat out of date, it was supplemented by an informal visual survey of the community to help provide a sense of the time period, condition, styles, and building types found in Grantsville. The Reconnaissance Survey, as well as the more current visual survey provided clear information regarding the primary property types found in the community. Because the multiple property nomination focuses on the development of a community the city limits offered a logical way to define the boundaries of that community and by extension the nomination area.

Research into the history of Grantsville provided a contextual background for the buildings listed in the Reconnaissance Survey. The time period selected for the nomination simply reflects the historic period of permanent occupation in the Grantsville area. The historic contexts, while necessarily arbitrary in their exact dates, are intended to provide a way of understanding the historic trends and changes that have been important in the development of the community.

The requirements for historic integrity are derived from accepted standards, but have been customized to specifically accommodate the unique circumstances found in Grantsville. This accommodation is based on a knowledge of the general condition and relative rarity of historic buildings in town, as well as the historic building types and materials. Typical historic practices were also taken into consideration, especially in regards to outbuildings and agricultural structures.

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